

ZB# 73-5

Betty Larson

(no SBL given)

Public Hearing
4/2/73 - 8 p.m.

Approved:
file

~~73-5~~ 73-5.

Larson

filed

4/9/73

12:30 p.m.

73-5.

LEGAL NOTICE
PUBLIC NOTICE OF HEARING
BEFORE THE ZONING BOARD
OF APPEALS
PLEASE TAKE NOTICE that the
Zoning Board of Appeals of the
County of New Windsor, New York
will hold a public hearing pursuant
to Section 48-33-A of the Zoning
Ordinance on the following proposi-
tion:
Appeal No. 73-1
Request of Betty Jane Waldemar
for a Variance of the
regulations of the Zoning Ordinance
to permit an antique business on
property described below, being a
Variance of Article III, Section
48-6, of the property situated as
follows: On intersection of Jackson
Avenue & Bethlehem Road, 2 Acres.
SAID HEARING will take place
on the 2nd day of April, 1973,
at the New Windsor Town Hall,
555 Union Avenue, New Windsor,
N.Y. beginning at 10:00 A.M.
FRED VYGANT
Chairman
By: PATRICIA DELIO
Secretary
Mar. 23

**State of New York
County of Orange, ss:**

Mary Hoffman, being duly sworn deposes and
says that she is Principal Clerk
of Newburgh-
Beacon News Co., Inc., Publisher of The Evening News,
a daily newspaper published and of general circulation in
the Counties of Orange and Dutchess, and that the notice
of which the annexed is a true copy was published
Once.....
in said newspaper, commencing on the.....23rd
day of
March.....A.D., 19 73, and ending on
the 23rd day of March A.D., 1973

Subscribed and sworn to before me this
.....23rd day of March..... 1973.....

} *Mary Hoffman*

Robert J. Wacht

.....
Notary Public of the State of New York, County of Orange.
MY COMMISSION EXPIRES MARCH 30, 1974

Adopted 12/20/65

APPLICATION FOR VARIANCE

Application No. **73-5**

Date: **March 13, 1973**

TO THE ZONING BOARD OF APPEALS OF THE TOWN OF NEW WINDSOR, NEW YORK

(We) **Betty J. & Waldemar E. Larson** of **17 Dogwood Hills Jackson Avenue**
Murial & Wm. R. Leghorn (Street & Number)
Newburgh, **New York** HEREBY MAKE
(State)

APPLICATION FOR A VARIANCE:

- A. Location of the Property **Intersection of Jackson Ave. & Bethlehem Rd.**
(Street & Number) (Zone)
- B. Provision of the Zoning Ordinance Applicable: (Indicate the article, section, sub-section and paragraph of the Zoning Ordinance applicable, by number. Do not quote the ordinance.) **Art. III Section 48-6**
- C. NOTE: NECESSARY FINDINGS: Before any Variance is granted, the Zoning Board of Appeals must find all of the following conditions to be present:
1. Conditions and circumstances are unique to the applicant's land, structure or building and do not apply to the neighboring lands, structures or buildings in the same zone because: **Cannot purchase with out variance.**
 2. Strict application of the provisions of this ordinance would deprive the applicant of a reasonable use of the land, structure or building in a manner equivalent to the use permitted to be made by other owners of their neighboring lands, structures or buildings in the same zone because: **There are Antique Business's and Shop type operation in immediate area**
 3. The unique conditions and circumstances are not the result of actions taken of the applicant subsequent to the adoption of the Ordinance because:

4. Relief, if approved, will not cause substantial detriment to the public good or impair the purposes and intent of this Ordinance because: We will operate a quiet, neat and unoptrusive business; does not materially add to traffic (we have off street parking) it is clean & quiet, and only have discreat notation.
5. Relief, if approved, will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zone because: We are asking permission to do as others are doing.

D. Describe in detail how the property is to be used and submit plans or sketches in duplicate.

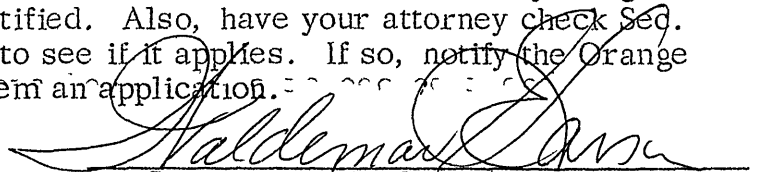
We will live in house and use barn for Antique Business.

E. Application to be accompanied by two checks, one payable to the Town of New Windsor in the amount decided by the Board and the second check payable to the Secretary for taking the public hearing minutes. Applications to be returned to: Secretary of ZBA.

F. NOTICE OF HEARING: Applicant agrees to send notice of any public hearing via registered or certified mail to all abutting land owners as required by Sec. 9.4.1. of the Ordinance.

G. If the property in question is located within a radius of 500 ft. of an adjoining municipality, the Board should be notified. Also, have your attorney check Sec. 239 l&M of the Gen. Municipal Law to see if it applies. If so, notify the Orange County Planning Board by sending them an application.

Dated: 3/14/73


Signature of Applicant

STATE OF NEW YORK) SS.:
COUNTY OF ORANGE)

Sworn to on this 13th day of March, 19 73.

Patricia Delio
(Notary Public)

Address

Telephone Number

(DO NOT WRITE IN THIS SPACE)

Application No. 73-5
Date of Hearing Apr 2, 1973
Date of Decision Apr 2, 1973

Date Received 3/13/73
Notice Published 3/23/73

DECISION: Granted.

March 13, 1973
Betty & Waldemar Larson
P.O. Box 230
Newburgh, New York 12550

Frank & Anna Schaffner
RD #2 Bethlehem Road
New Windsor, New York 12550

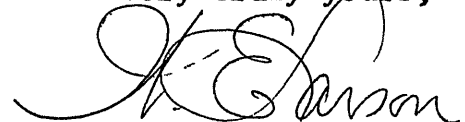
Dear Mr. & Mrs. Schaffner:

My wife and self are purchasing the property on Jackson Ave. & Bethlehem Road owned by Mr. & Mrs. W.F. Leghorn for our home.

We are applying for a varience so my wife can sell antiques from the barn on the property. Since the sales will be of antiques not junk the property will be kept neat and orderly; the sign will be discreet in size color and design.

This varience will be discussed at the next meeting of the Zoning Board of Appeals on April 2, 1973.

Very truly yours,

A handwritten signature in cursive script, appearing to read "B. Larson" or "W. Larson", written in dark ink.



1763

OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Chairman
Ellsworth E. Weyant
355 Union Avenue

New Windsor, New York 12510
(914) 565-8808

X Grant, John F. & Louisa ✓
Box 405
RD#2 Bethlehem Road
New Windsor, New York 12550

X Seidman, Celia ✓
RD#2 Box 143
New Windsor, New York 12550

✓ Licoma Corp. *President* ✓
RD#2
Warwick, New York

X Gaska, Mary ✓
86-15 97 Avenue
Ozone Park, New York

X Neumeyer, Donald G. & Christine J. ✓
107-16 81 Street
Ozone Park, New York

✓ Schaffer, William & Susan ✓
RD#2 Bethlehem Road
New Windsor, New York 12550

X Gould, William & Cheryl ✓
Curie Road
Cornwall, New York 12518

X Gould, John & Mary ✓
RD#2 Bethlehem Road
New Windsor, New York 12550

X Collins, Robert & Evelyn ✓
RD#2 Jackson Avenue
New Windsor, New York 12550

X Labrenz, Walter G. ✓
RD#2 Mt. Airy Road
New Windsor, New York 12550

✓ Schaffner, Frank & Anna ✓ - *ret'd - unknown*
RD#2 Bethlehem Road
New Windsor, New York 12550

Respectfully submitted,

Ellsworth E. Weyant
ELLSWORTH E. WEYANT
Sole Assessor
Town of New Windsor

EEW/pk

STATE FARM INSURANCE COMPANIES

7 Franklin Avenue
New Windsor, N. Y.
March 21, 1973

Mr. Joseph C. Tallarico, Chairman
New Windsor Planning Board
555 Union Avenue
New Windsor, N. Y. 12550

RE: Application for Use Variance
Larson/Leghorn

Dear Mr. Tallarico:

Please be advised that there is a public hearing
regarding the above application scheduled for Monday,
April 2, 1973 at 8 p.m.

I have enclosed a copy of the application and public
hearing notice which appeared in the newspaper on March
23rd.

Yours truly,

Patricia Delio, Secretary

/pd*

cc: Howard Collett, Building Inspector
Town of New Windsor
555 Union Avenue
New Windsor, N. Y. 12550

C
O
P
Y

To be
REMOVED

50' 9"

BARN

57' 8"

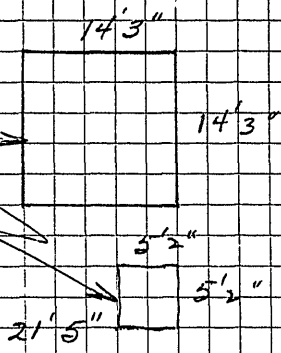
32' 3"

14'

17' 1"

22' 3"

11' 5"



16' 2"

17' 3"

HOUSE

12' 5"

7'

7'

52' 4"

28' 4"

6' 9"

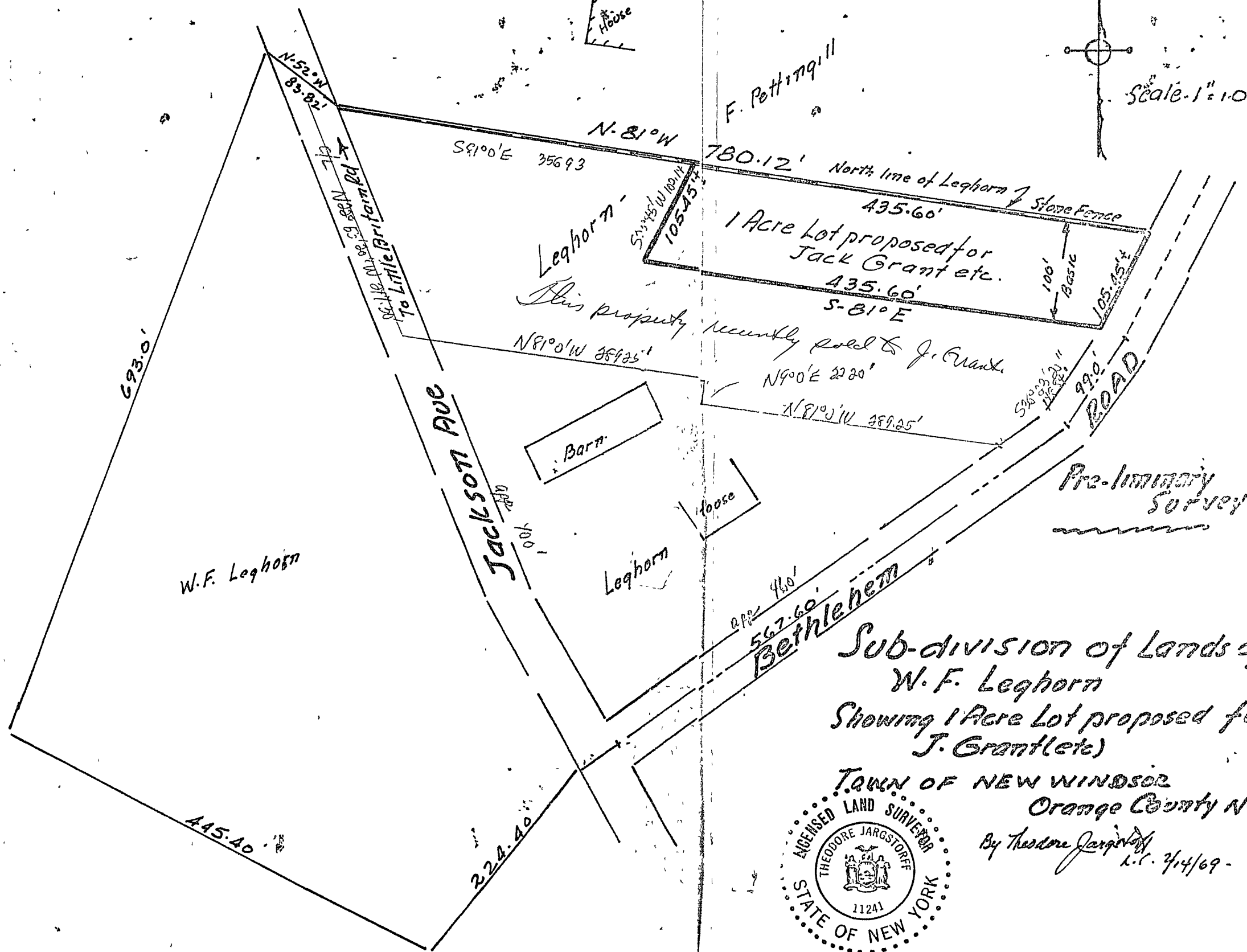
35' 4"

44'

16' 4"

PORCH

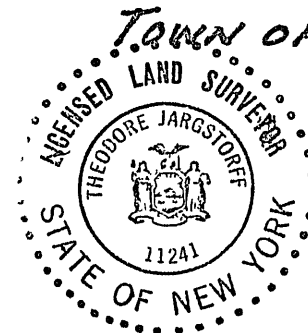
19'



Sub-division of Lands of
W. F. Leghorn
Showing 1 Acre Lot proposed for
J. Grant (etc)

TOWN OF NEW WINDSOR
Orange County N.Y.

By Theodore Jargstorff
L.S. 7/4/69



BEARSE MANUFACTURING CO.

EASTERN OFFICE AND PLANT
Post Office Box 230
Newburgh, New York - 12553
Telephone 914 — 562-8080

MAIN OFFICE AND PLANT
3815 Cortland Street
Chicago 47, Illinois - 60647
Telephone 312 — 235-8710

NEW YORK SALES OFFICE
60 East 42nd Street
New York 17, New York - 10017
Telephone 212 — 867-0570

March 9, 1973

Mr. Howard Collett,
Zoning and Building Inspector
555 Union Avenue
New Windsor, N. Y. 12550

Dear Mr. Collett:

We, my wife Betty and myself, are purchasing the property presently owned by Mr. and Mrs. William F. Leghorn on Jackson Avenue at the road fork just above Bethlehem Art Gallery. It is 2.3 acres, has a street on two sides. There is a house and a small barn on the property.

We request a varience to use the property for both our home and the barn for antiques. *Local Business*

We would appreciate a prompt reply since our binder on the property is contingent on your granting our request.

Very truly yours,



W. E. Larson
Eastern General Manager

WEL:ptf

*Copy to 2 BA
3/9/72*

TOWN OF NEW WINDSOR
555 Union Avenue
565-8808

DATE

3/9/73

APPLICATION is hereby made for the following:

Agenda

Service

✓ 1. Name BETTY & WALLY LARSON

Address PO BOX 230 NEWBURGH N.Y. 12550

Telephone number 562-8080 - 562-3218

Are you the owner of the property? No. PURCHASE BINDER

✓ 2. Briefly describe intention (or attach) and location of property:

2.3 ACRES AT CORNER OF BETHLEHEM RD & JACKSON AVE,
W.F. LEGHORN CURRENT OWNER,

3. PLANNING BOARD

_____ Site Plan Preliminary Meeting

_____ Subdivision Preliminary Meeting

_____ Informational Meeting

AGENDA DATE _____

4. ZONING BOARD OF APPEALS

_____ Interpretation of Ordinance or Map

Agenda - Mon. 19th - 7:30 _____ Variance (Notify P/B -plans if necessary)

_____ Informational meeting

AGENDA DATE _____

5. BUILDING PERMIT

_____ Planning Board action needed

_____ Z.B.A. action needed

_____ Site plan needed

_____ Subdivision approval needed

_____ Water, Sewer and Highway action needed

ACTION TAKEN:

I do hereby affirm that all fees, permits and charges
applicable under the laws and ordinances of the State of New

Agenda _____ Service _____

✓ 1. Name BETTY & WALLY LARSON

Address PO BOX 230 NEWBURGH N.Y. 12550

Telephone number 562-8080 - 562-3218

Are you the owner of the property? No. PURCHASE BINDER

✓ 2. Briefly describe intention (or attach) and location of property:

2.3 ACRES AT CORNER OF BETHLEHEM RD & JACKSON AVE,
W.F. LEGHORN CURRENT OWNER,

3. PLANNING BOARD

_____ Site Plan Preliminary Meeting

_____ Subdivision Preliminary Meeting

_____ Informational Meeting

AGENDA DATE _____

4. ZONING BOARD OF APPEALS

_____ Interpretation of Ordinance or Map

Agenda - Mar. 19th - 7:30 _____ Variance (Notify P/B -plans if necessary)

_____ Informational meeting

AGENDA DATE _____

5. BUILDING PERMIT

_____ Planning Board action needed

_____ Z.B.A. action needed

_____ Site plan needed

_____ Subdivision approval needed

_____ Water, Sewer and Highway action needed

ACTION TAKEN:

✓ I do hereby affirm that all fees, permits and charges applicable under the laws and ordinances of the State of New York and the Town of New Windsor will be paid and that any expenses for advertising of Public Hearing or meetings will be paid. Also any legal or engineering fees for review of this project.

Signed: _____
(APPLICANT)

Public Hearing - Larson 4/2/73 - 8 p.m.

Spectators:

Name

Address

LaBrenz

Prop. across the
street.



OFFICE OF THE BUILDING & ZONING INSPECTOR
TOWN OF NEW WINDSOR

Howard R. Collett
555 Union Avenue
New Windsor, New York 12550
(914) 565-8808
March 9, 1973

Mr. Waldemar E. Larson
P.O. Box 230
Newburgh, New York 12550

RE: William F. Leghorn Property

Dear Mr. Larson:

The property in question is zoned RA and permission to sell antiques from your barn would require an RB zone. Therefore, a variance would be required from the Zoning Board of Appeals.

The next meeting of the Zoning Board of Appeals is on March 19. I have requested the secretary for the Zoning Board to place you on the agenda for that date.

Very truly yours,

A handwritten signature in cursive script that reads "Howard R. Collett".

HOWARD R. COLLETT
Building & Zoning Inspector
Town of New Windsor

HRC/pk
cc: ZBA